



US Army Corps  
of Engineers

Sacramento District  
1325 J Street  
Sacramento, CA 95814-2922

# Public Notice

Public Notice Number: 200200752

Date: March 24, 2004

Comments Due: April 23, 2004

In reply, please refer to the Public Notice Number

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**SUBJECT:** Application for a Department of the Army permit under authority of Section 404 of the Clean Water Act to place dredged or fill material into 1.516 acres of waters of the United States to construct the Aitken Ranch residential subdivision, as shown in the attached drawings.

**APPLICANT:** John Tallman  
1322 Blue Oaks Blvd., Suite 100  
Rocklin, CA 95678

**LOCATION:** The proposed Aitken Ranch project is located in Section 21, Township 12 North, Range 6 East, southwest of the City of Lincoln, Placer, California.

**PROJECT DESCRIPTION:** The applicant's stated project purpose is to provide additional housing units in Placer County. The proposed development would result in the permanent loss of 0.746 acre of drainage swales, 0.06 acre of seasonal marsh, 0.019 acre of ephemeral drainage, 0.161 acre of vernal pools, and 0.530 acre of seasonal wetland habitat. The applicant proposes to establish a 23.8-acre preserve containing 3.731 acres of waters of the United States. A portion of Ingram Slough, which is to be contained within the preserve, would be widened to accommodate anticipated storm water flows. Eight water quality basins, several utility lines, and a pedestrian trail would also be constructed along or across Ingram Slough and within the preserve area. Approximately 477 low density and 102 high density single-family residential units with associated roads and infrastructure would be constructed on 119 acres of the property. Another 5.3 acres of the property would be set aside as a regional park. A 2.6-acre portion of the property located in the northeastern corner is within a potential alignment of the Highway 65 bypass and is considered not a part of this submittal (NAPOTS). A total of 0.059 acre of vernal pools and other wetlands is contained within the NAPOTS area.

**AREA DESCRIPTION:** The property is located west of State Route 65 and is comprised of flat to gently rolling terrain. Ingram Slough, a tributary to Orchard Creek and Auburn Ravine, traverses the property from east to west. The property is surrounded on the east and south by the Lincoln Highlands residential development. Currently undeveloped grassland occurs on the adjacent properties to the north and west. However, development plans for these parcels are currently undergoing environmental review.

## **ADDITIONAL INFORMATION:**

The latest published version of the National Register of Historic Places and its monthly supplements have been reviewed and there are no places either listed or recommended as eligible which would be affected. An archeological field survey is currently being conducted on behalf of the applicant. The applicant will be required to consult with interested Native American individuals and tribal representatives. Consultation with the State Historic Preservation Officer may be necessary.

The following endangered species may be present in the permit area: vernal pool fairy shrimp (*Branchinecta lynchi*), vernal pool tadpole shrimp (*Lepidurus packardii*), slender Orcutt grass (*Orcuttia tenuis*), Sacramento Orcutt grass (*Orcuttia viscida*), and Central Valley steelhead (*Oncorhynchus mykiss*).

The project site is within designated critical habitat for vernal pool species. The project may also effect essential fish habitat for Pacific salmon.

The District Engineer has made this determination based on information provided by the applicant and on the Corps' preliminary investigation.

Interested parties are invited to submit written comments on or before **April 23, 2004**. Personal information in comment letters is subject to release to the public through the Freedom of Information Act.

Any person may request, in writing, within the comment period specified in this notice that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership, and in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

If additional information is required, please contact John Tallman of Signature Properties, telephone 916-789-2400, or William Ness of my staff, at the letterhead address, telephone 916-557-5268.

Michael Conrad  
Colonel,  
Corps of Engineers  
District Engineer

Enclosures: 4 Drawings